

# Friends of the St. Andrews Wharf

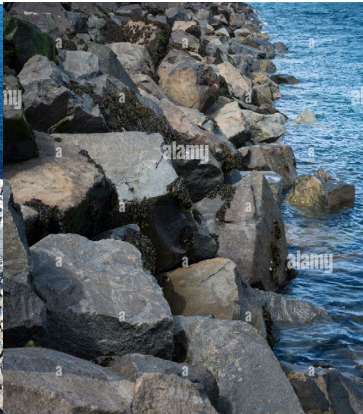
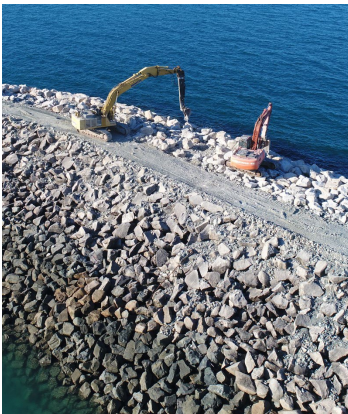
## Supporter Action Kit

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### Purpose of This Kit

*This is one of the most consequential decisions in the history of Saint Andrews' waterfront. Future generations will judge us by the choices made now.*

This kit provides comprehensive tools for everyone connected to Saint Andrews – year-round residents, seasonal homeowners, business owners, and visitors – to take effective action. The goal is to stop the Market Wharf infill project entirely and shift focus to safe, storm-resistant repairs and heritage-sensitive improvements. Infill is unnecessary, destructive, and fiscally irresponsible. Inside you will find a one-page cheat sheet, ready-to-send letter templates, a contact list, and a powerful list of questions you can put to Council and provincial and federal departments, and other ways you can take action. ***Please personalize any letter with your connection to Saint Andrews and why the harbour matters to you.***





## Cheat Sheet – Key Facts

**⚠ Did you know? Over 43,000,000 kg of rock (4,300 truckloads) will be dumped into our harbour – permanently destroying more than an acre of tidal water.**

- Project: Market Wharf and Market Square 'adaptation' project with infill and armour stone, plus raising Market Square.
- Scale: 4,545 m<sup>2</sup> (over 1 acre) of tidal harbour destroyed – equivalent to 43,000,000 kg of rock (~4,300 ten-ton truckloads).
- Visual impact: Changes open tidal water into solid land; destroys heritage views within one of Canada's largest National Historic Districts.
- Environmental concerns: Alters tidal flow, risks erosion on neighbouring properties, increases runoff pollution into Passamaquoddy Bay. *Independent studies (Gemtec, Saunders) have also warned of erosion risks and the formation of stagnant coves.*
- Financial burden: \$7.8M project cost; \$2.1M municipal share, \$1.85M borrowed – residents' taxes at risk of increase.
- Funding: Mix of federal and provincial funds with a municipal share; funding currently tied to climate change adaptation and timelines ending March 2026.
- Tender opening: Wednesday, September 10, 2025 at 2:00 p.m., Council Chambers. (public may attend) ⚠
- Public opposition: Surveys (2023) showed 72% oppose the infill design and 88% wanted the project paused.
- Alternatives: Repair-only option costed at ~\$5.3M would preserve heritage look, reduce risk, and avoid further EIA controversy but does not currently have a government funding option.
- Tourism and small-business risk: Construction and permanent infill would alter the heritage viewshed that draws visitors and tour operators.
- Alternatives exist: Repair and storm-resilience upgrades to the existing structure and more modest shoreline work could address safety without large-scale infill.
- Timeline contradiction: Town told Council funding would be lost if work wasn't started by March 2026, but federal and provincial agencies confirm deadlines actually extend to 2027–2033 meaning the urgency was misinterpreted and affected how council voted, under duress of a false timeline.

## Requests to Council

1. Cancel the tender and stop the infill project immediately – take a step back and rethink the whole wharf.
2. Commit to repair-focused upgrades only – no land expansion or shoreline alteration.
3. Reallocate funding to heritage-sensitive, low-impact repairs that meet storm-resilience goals.
4. **Commit to formal Indigenous consultation before any construction.**
5. **Form a permanent, community-led Wharf Committee** that includes resident experts in marine science, heritage, engineering, and planning. This committee should:
  - Guide all upgrades, repairs, and maintenance to Market Wharf and Market Square.
  - **Help secure additional funding options for responsible improvements.**
  - Develop and oversee sustainable long-term plans for the entire wharf and Market Square.
  - Provide ongoing oversight of wharf operations to ensure transparency, heritage protection, and environmental stewardship.

## Letter Templates / Starters

### Template – Year-Round Resident (Heritage & Financial Concerns)

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Re: Stop the Market Wharf Infill Project

Dear Mayor and Council,

As a year-round resident and taxpayer, I urge you to cancel the Market Wharf infill project. This plan would permanently bury part of our tidal harbour, damage heritage views and risk business and property values. It will also saddle residents with debt for a design most oppose.

We need repairs, not expansion. Focus on reinforcing the structure and protecting against storms, while preserving the traditional look and feel of the wharf.

### Template – Seasonal Homeowner

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Dear Mayor and Council,

As a seasonal homeowner, I invest in Saint Andrews and support the local economy. The Market Wharf infill will damage the views and charm that make this town special. Tourism depends on open water, heritage scenery, and an authentic waterfront.

Please stop the infill tender and pursue only safe, heritage-sensitive repairs.

### Template – Business Owner

**Subject: Protect our waterfront economy**

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Dear Mayor and Council,

As a business owner in Saint Andrews, my livelihood depends on the town's character and tourism appeal. The proposed infill would disrupt traffic with 4,300 truckloads of rock, hurt customer access, and damage the waterfront views that bring people downtown.

I urge Council to stop the project and instead prioritize repairs that protect both our safety and our economy.

### Template – Visitor / Tourist

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Dear Mayor and Council,

I visit Saint Andrews regularly because of its historic charm and open waterfront. If Market Wharf is buried under rock and asphalt, it will lose the character that brings visitors like me. Please stop this project and preserve what makes Saint Andrews worth visiting.

## Template – Seasonal Homeowner

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Re: Please pause the Market Wharf infill tender and require a full environmental review

Dear Mayor and Council,

I am a seasonal homeowner at [your Saint Andrews address or neighbourhood]. Our family has invested in Saint Andrews for [years], pay property taxes year-round, and support local businesses every season. I am writing to ask you to pause the tendering of the Market Wharf infill and commission a transparent environmental and coastal-process review.

The current design would permanently bury a significant area of tidal water and alter the historic shoreline that draws residents and visitors alike. I worry about impacts on neighbouring properties, the views that define Market Square, and the town's tourism economy.

Please:

- 1) Pause the tender and any contract award until a full review is completed in public;
- 2) Require an Environmental Impact Assessment screening with clear mitigation if any infill proceeds;
- 3) Direct engineers to develop lower-impact alternatives that protect safety and heritage.

I care deeply about Saint Andrews and want a solution that keeps people safe without sacrificing what makes this harbour special. I look forward to your written reply and to a recorded vote on next steps.

## Template – Visitor / Tourism Customer

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Re: Protect the character of Market Wharf – Please pause the tender

Dear Mayor and Council,

I visit Saint Andrews [every year / every summer] and spend money at local shops, restaurants, and tours. The working wooden wharf and open tidal harbour are a big part of why I come. I was surprised to learn that the current plan would fill in a large area of tidal water and change the shoreline permanently.

As a customer who supports your local economy, I ask you to pause the tender, publicly review environmental and coastal-process impacts, and bring forward alternatives that protect safety without burying tidal habitat or altering the historic waterfront.

I love Saint Andrews and want to keep returning.

## Pointed Questions to Ask

- Why was this project described publicly as a 'repair' when tender documents clearly show expansion, paving, and concrete stairs?
- Why was the repair-only option (~\$5.3M) dismissed, despite strong public support?
- Why were no local experts formally consulted as part of the process and discussion of the wharf repairs?
- **Why did DELG state no EIA was needed when the Clean Environment Act Schedule A includes major tourism developments and infill expansions?**
- Why was the project described as a 'repair' in submissions when it clearly expands Market Square?
- What plan is in place for asphalt runoff management next to Passamaquoddy Bay?
- How will Council mitigate erosion risks on neighbouring private properties?
- What legal risks exist if adjacent owners file claims for damage or reduced property values?
- **Why was only one engineering firm (CBCL) used, with no peer review or independent marine science input?**
- Why are residents being asked to pay interest on \$1.85M in borrowing for an unwanted project?
- How will trucking impacts (4,300 loads) be managed – noise, dust, road damage – and who pays?
- Why have visual renderings of the final design not been shown publicly?
- What happens if bids exceed the budget – will taxes rise further?
- Why pursue a design that increases division in the community when safer alternatives exist?
- **What consultation has taken place with the Passamaquoddy Indigenous community regarding the Market Wharf infill project?** Why was the Town's position that "since no concerns were raised, it was assumed there were no issues" considered adequate, when federal and provincial law requires proactive and meaningful consultation? How will the Town address the lack of formal consultation before moving forward with a project that alters tidal waters, damages traditional softshell clam flats, and a National Historic District shoreline?
- Will the Town publish the DFO authorization letter, mitigation requirements, and any habitat-offset plans?
- What is the quantified tidal habitat loss in square metres and how was it calculated?
- What monitoring and adaptive management plan will be in place if shoreline change or sedimentation worsens?
- What is the assessed risk of forming a cove or eddy that accelerates erosion or deposits mud along adjacent properties?
- **What lower-impact alternatives were carried forward to detailed design, and why were timber-style pier aesthetics with modern materials not advanced?**
- Why does the current tender include a paved surface and concrete stairs rather than temporary gravel and accessible launch points?
- **What is the actual gain in usable public space versus the area of tidal habitat permanently lost?**
- Will Council commit to a recorded vote on any tender award or scope change?
- Will the Town release all consultant contracts, scope changes, and change orders related to CBCL and subsequent studies?
- **How was conflict of interest assessed for members with potential ties to Market Square businesses?**
- What is the projected impact on whale watch and tour operations during construction, and how will access be maintained?
- **Does the design meet universal accessibility goals for getting down to the water, including safe ramps and handrails?**
- What is the updated Class A cost estimate and contingency (when tender packages are out)?
- What happens if bids exceed available funding? What scope reductions are contemplated?

## Where to Send your Letter:

- Mayor Kate Akagi (Agrees to Infill) – [kakagi@townofstandrews.ca](mailto:kakagi@townofstandrews.ca)
- Steve Neil, Deputy Mayor (Voted NO to Infill) [sneil@townofstandrews.ca](mailto:sneil@townofstandrews.ca)
- Mark Bennett, Councillor (Voted YES to Infill) [mbennett@townofstandrews.ca](mailto:mbennett@townofstandrews.ca)
- Marc Blanchard, Councillor (Voted YES to Infill) [mblanchard@townofstandrews.ca](mailto:mblanchard@townofstandrews.ca)
- Kurt Gumushel, Councillor (Voted YES to Infill) [kgumushel@townofstandrews.ca](mailto:kgumushel@townofstandrews.ca)
- Annette Harland, Councillor (Voted YES to Infill) [aharland@townofstandrews.ca](mailto:aharland@townofstandrews.ca)
- Lee Heenan, Councillor (Voted YES to Infill) [lheen@townofstandrews.ca](mailto:lheen@townofstandrews.ca)
- Darrell Weare, Councillor (Abstained from Vote) [dweare@townofstandrews.ca](mailto:dweare@townofstandrews.ca)

Funding for this project comes from all levels of government; they need to know the public wants a better solution.

- Premier Susan Holt – [Susan.Holt@gnb.ca](mailto:Susan.Holt@gnb.ca)
- Kathy Bockus (Saint Croix) – [Kathy.Bockus@gnb.ca](mailto:Kathy.Bockus@gnb.ca)
- John Williamson, MP (New Brunswick Southwest) – [john.williamson@parl.gc.ca](mailto:john.williamson@parl.gc.ca)
- Minister of Fisheries Hon. Joanne Thompson – [DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca](mailto:DFO.Minister-Ministre.MPO@dfo-mpo.gc.ca)
- Minister of Environment & Climate Change Hon. Gilles LePage – [Gilles.LePage@gnb.ca](mailto:Gilles.LePage@gnb.ca)
- Minister of Agriculture, Aquaculture and Fisheries Hon. Pat Finnigan – [Pat.Finnigan@gnb.ca](mailto:Pat.Finnigan@gnb.ca)
- Minister of Tourism, Heritage and Culture Hon. Isabelle Thériault – [Isabelle.Theriault@gnb.ca](mailto:Isabelle.Theriault@gnb.ca)
- Minister of Transportation and Infrastructure Hon. Chuck Chiasson – [Chuck.Chiasson@gnb.ca](mailto:Chuck.Chiasson@gnb.ca)
- Pierre Doucet, Senior Environmental Advisor, EIA Branch – [Pierre.Doucet@gnb.ca](mailto:Pierre.Doucet@gnb.ca)

## Write a Letter to the Editor

Local and regional newspapers are a powerful way to raise awareness.

- CHCO TV and the Courier – [local@chco.tv](mailto:local@chco.tv)
- Telegraph-Journal, Daily Gleaner [tjletters@telegraphjournal.com](mailto:tjletters@telegraphjournal.com), [editor@thebrunswicknews.com](mailto:editor@thebrunswicknews.com)

## Use Your Voice Online

- Social media spreads information fast.
- Share updates, articles, and your personal story about why the wharf matters.
- Follow or Friend Cindy Kohler on Facebook: [facebook.com/cindykohler](https://facebook.com/cindykohler)
- Join Our Facebook Group: [Friends of the St. Andrews Wharf](#)
- Use hashtags like #DocksNotRocks and #SaveMarketWharf.

## Attend the Decision-Making Council Meeting

- **Date and time:** Monday, September 15, 2025 at 6:00 p.m.
- **Location:** Town Council Chambers or Dining Hall, W.C. O'Neill Arena Complex
- **Purpose:** Council will vote on whether to accept a tender bid (or not) for the Wharf Project.
- **Action:** Show up in numbers. Bring respectful signs, take notes, and be a visible presence.
- **Tip:** Arrive early to get a seat, your presence matters in showing public opposition!



## Support the Legal Fund

**Every contribution, no matter the size, shows our community's strength and determination.**

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If you are financially able, please contribute to the legal fund that has been established to challenge the Market Wharf Infill Project.

Thanks to a generous donation, the initial **retainer for legal counsel has already been funded**. This means that the legal process is underway and fully engaged. Every additional contribution now goes directly toward building the strongest possible case.

Support can take two forms:

- **Pledges of funding** can be made directly to me, Cindy Kohler, by email, call, iMessage, or text at **506-467-2263** or **mail@cindykohler.com**.
- **Direct contributions** can also be made to the lawyer's trust account, ensuring complete accountability and transparency. Details will be provided upon request.

I will be responsible for the management of all funding sources, including maintaining clear records and ensuring that any overages not used for legal expenses are returned at the end of the process.

The bigger the fund we have, the stronger our case will be. Every dollar raised helps ensure we can pursue due process, transparency, and protection of our waterfront. **Thank you for your support.**

### Lawyer on Retainer:

**Matthew Pearn** | **Whitehead Miles & Allen LLP** | Barristers, Solicitors, and Notaries

111 Main Street, Fredericton, NB E3A 1C6

Tel: 506.458.9077 (Office) | 506.458.9005 (Direct) | Fax: 506.458.1274



*Learn more and take action: [www.StAndrewsWharf.com](http://www.StAndrewsWharf.com)*